



**Zoning Board of Appeals Agenda**  
**Tuesday, November 17, 2015**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-349-7423**

**Minutes on Website:** <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

**ZBA 040-15**

Applicant  
Ward 11

**330 15<sup>th</sup> Avenue and 3XX Buckbee Street**

Jake Matthews for Rockford Housing Authority

**Special Use Permit** for installation of two (2) free-standing solar panel racks and solar panels in an R-3, Multi-family Residential Zoning District

**ZBA 041-15**

Applicant  
Ward 01

**611-781 Highgrove Place**

Perryville Center, LLC

**Special Use Permit** for a car rental business with an accessory car wash for rental vehicles only in a C-2, Limited Commercial Zoning District

**ZBA 042-15**

Applicant  
Ward 03

**1201 National Avenue**

Edward Noakes

**Variation** to increase the fence height in the front yard from four (4) feet to five (5) feet along National Avenue and six (6) feet along Guard Street in an R-1, Single-family Residential Zoning District

**ZBA 043-15**

Applicant  
Ward 01

**6240 Mulford Village Drive**

Dyn State LLC

**Variation** to reduce the required 20 foot front yard setback for a parking lot to 3 feet and 2 inches at the south east corner and 5 feet and 6 inches along Mulford Village Drive

**Variation** to reduce the required 20 feet wide frontage landscaping to 3 feet and 2 inches at the south east corner and 5 feet and 6 inches along Mulford Village Drive in a C-2, Limited Commercial Zoning District

**ZBA 044-15**

Applicant  
Ward 04

**1803 East Riverside Boulevard**

Lagestee-Mulder / Ken Adams

**Zoning Map Amendment** from R-1, Single-family Residential Zoning District to C-2, Limited Commercial Zoning District

**Special Use Permit** for an auto glass replacement and repair facility

**Variation** to reduce the required parking from 24 parking spaces to 19 parking spaces